

The Salisbury Planning Board held its regular meeting Tuesday, January 9, 2007, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

**PRESENT:** Dr. Mark Beymer, Nathan Chambers, Robert Cockerl, Lou Manning, Brian Miller, Sandy Reitz, Valarie Stewart, Albert Stout, Dr. Kelly Vance, Price Wagoner, and Diane Young

**ABSENT:** Tommy Hairston

**STAFF:** Janet Gapen, Preston Mitchell, Diana Moghrabi, David Phillips and Patrick Ritchie; Cody Froelich (Potential High School Intern)

Chairman Brian Miller called the meeting to order and offered the invocation. The minutes of the December 12, 2006, meeting were approved as published. The Planning Board adopted the agenda with one change; the zoning text amendment was moved from item A to item C so Mr. Mitchell could call the petitioner.

#### **NEW BUSINESS**

**A. G-07-02 Drummond Village**  
2800 Block Stokes Ferry Road  
TM-065, P-008, 121 & 410

Mr. Brian Miller recused himself from the Planning Board. David Phillips made a staff presentation.

Mr. Eric Wood of Pilot Developers submitted the application for a revision to the previously approved site plan of Drummond Village Phase I.

The property is zoned RD-A which allows the developer to establish the minimum yard requirements. Once setbacks are determined, Planning Board must make a recommendation to City Council who gives final approval.

The current site plan requires front building setbacks to be a minimum of 15 feet from the street right-of-way and a maximum of 20 feet from the street right-of-way. This revision will allow for Phase I to be consistent with the remainder of the subdivision that was approved on December 19, 2006. The Technical Review Committee recommends approval of the application as submitted.

No public was present for comments. Sandy Reitz said Mr. Wood has been very patient and made a MOTION to approve 20-foot setbacks in Phase I of G-07-02 to be consistent with the remainder of the subdivision. The motion was seconded with all members voting AYE. (10-0)

Planning Board voted AYE to return Mr. Miller to the dais. However, Mr. Miller and Nathan Chambers both recused themselves for the discussion on the following subdivision; Planning Board agreed unanimously.

## **B. SUBDIVISION**

**S-16-04**, the subdivision of a 2.04-acre tract located between Cross Drive and Foster Lane into five residential lots. Planning Board will consider the extension of the preliminary plat approval. No changes to the City code have occurred since the previous approval that would affect this plat. It was previously approved by Planning Board in January of 2005. Construction on the site has not begun.

The site is located between Cross Drive and Foster Lane and currently consists of a 2.04-acre tract containing one single-family residential structure. The proposed subdivision would create five residential lots with the existing structure on one of these lots. The proposal would utilize Foster Lane for access to three lots and Cross Drive to access the remaining two lots. The area is zoned R6-A with a mobile home overlay and public water and sewer are available to the site. The proposed lots meet all zoning requirements to allow single-family or duplex residences.

Foster Lane is an existing sub-standard City Street. Improvements would not be required to utilize Foster Lane for access to the subdivision as proposed.

Cross Drive is currently a non-maintained public right-of-way in the area of the proposed development and is being used for driveway access to two existing homes. The developer has submitted a plan to improve Cross Drive utilizing the existing public right-of-way and has requested that it be accepted by the City for maintenance. Under the current proposal the developer would extend Cross Drive approximately 200 feet within the existing right-of-way utilizing a 20-foot wide ribbon asphalt cross section to match the existing conditions in the area. Section 5.03.3a of the subdivision ordinance allows Planning Board to grant relief from standards for short extensions of existing streets. The TRC discussed this proposal and recommends that relief be granted allowing the construction as proposed. If approved, the details of the street construction and utility extensions will be reviewed and approved by staff prior to construction.

Staff recommends granting an extension of approval for the preliminary plat with modification of standards as requested. The preliminary plat will be subject to the following standard conditions:

1. Improvements for drainage, streets, water and sewer must be designed in accordance with City standards and policies.
2. An agreement concerning extension of water and sewer lines must be completed and approved by the developer and City Council.



3. All surveying and engineering plans shall be tied to the NC State Plane Coordinate System. The City will assist in establishing coordinates for the original tie if necessary.
4. Erosion control must be provided in accordance with Rowan County regulations.
5. Approval of the preliminary plat will be valid for two years. Extensions of preliminary plat approval may be requested for no added cost in advance of the expiration date, or for 50% of standard fees after the expiration date.

There were no members of the public for comment. Albert Stout made a MOTION to approve the request as submitted for an extension of the preliminary plat approval of S-16-04 based on Section 5.01.1k of the subdivision ordinance. The motion was seconded with all members voting AYE. (9-0)

The Planning Board made a motion and second to bring Brian Miller and Nathan Chambers back to the dais; all agreed.

Mr. Chambers recused himself for the next zoning map amendment.

## C. ZONING MAP AMENDMENT

**Z-14-06:** Don & Betty Bills (Oak Hollow Associates, Ltd.)  
**Address:** 2 Wood Avenue  
**Tax Map-Parcel:** 333-016  
**Size / Scope:** Approximately 0.76 acres, 1 parcel  
**From:** LOI (Limited Office/Institution) district  
**To:** B-RT (Business – Retail Trade) district.

Preston Mitchell telephoned the petitioner who requested that their request for rezoning be deferred to the February 13, Planning Board meeting. They were not able to attend this meeting and no members of the public were in attendance.

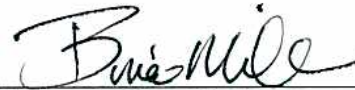
Lou Manning made a motion to defer Z-14-06 to the February 13 Planning Board meeting. The motion was seconded with all members voted AYE. (10-0)

Mr. Albert Stout made a MOTION to return Mr. Nathan Chambers to the dais. Sandy Reitz seconded the motion with all members voting AYE. (10-0)

## OTHER BOARD BUSINESS

- The sidewalk plan is going to City Council February 6, 2007.
- Attendance of Planning Board members was praised by Chairman Brian Miller.
- Preston Mitchell asked to meet with Mr. Miller after the meeting today.
- The next Planning Board meeting is January 23, 2007.

There being no further business to come before the Planning Board, the meeting was adjourned at 4:18 p.m.



Brian Miller, Chairman



Lou Manning, Vice Chairman

  
Secretary, Diana Moghrabi